

**DIXON
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Draft Particulars

Spacious Detached Bungalow requiring improvement & close to Village Centre

Tenure: Freehold

Approx 78 sq meters (839 sq ft)

**1 Glenwood Way,
West Moors, Ferndown. BH22 0ES**

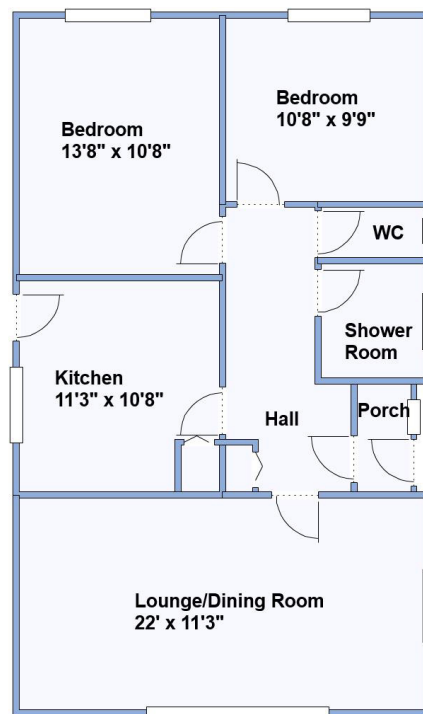
Price £370,000

- Entrance Porch & Spacious Hall
- Large Lounge/Dining Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Shower Room & Separate WC
- Corner Plot with Private Garden
- Gas War Air Central Heating
- PVCu Double-Glazing & Cavity Wall Insulation
- Driveway & 2 GARAGES
- Close to Shops & Services
- Near to Wooded Walks
- No Chain!

Spacious 2-bedroom detached bungalow requiring modernisation & occupying an ideal location close West Moors village centre & a short walk to protected forest walks. Nearby are the larger towns of Ferndown, Ringwood & Wimborne and the seaside resorts of Bournemouth & Poole are both around a 20 minute drive. The property offers well-planned accommodation including a large lounge/dining room & 2-generous bedrooms. Outside, the bungalow is set on a corner plot, has ample 'off-road' parking, 2-lock-up Garage & a private patio garden. Viewing recommended!

Accommodation and approximate room sizes:

- Enclosed Entrance Porch
- Spacious Hall: Airing cupboard. Hatch to insulated, part boarded roof space with ladder fitted.
- Lounge/Dining Room: Feature fireplace. Large picture window to front aspect with custom fitter shutter blinds.
- Kitchen/Breakfast Room: Range of floor and wall cupboards. Built-in oven, gas hob & cooker hood. Space for tall fridge/freezer & washing machine. Breakfast bar. Cupboard housing warm air gas boiler. Door to garden.
- Bedroom 1: PVCu double-glazed window to rear aspect.
- Bedroom 2: PVCu double-glazed window to rear aspect.
- Shower Room: Corner shower cubicle with Mira shower unit. Pedestal wash basin. Fitted storage cupboard. Chrome heated towel rail.
- Separate WC
- Gas Warm Air Central Heating (system untested)
- PVCu Double-Glazing, Part PVCu fascias & gutters
- Solar Panel for hot water (untested)
- Rear Garden: Small private patio garden the summerhouse & 3 garden sheds. Outside tap. Side gate.
- Wide Driveway providing ample off-road parking.
- 2 Lock-up Garages: with electric & light.
- Council Tax Band 'D'
- Energy Rating 'E'



Kitchen/Breakfast Room



Large Lounge/Dining Room

This drawing has been prepared for diagrammatic purposes only. Not to scale.



Corner Plot



Driveway & 2 Garages



Private, Sunny Garden



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04925